

FOR LEASE - Retail Space

Pelican Place

1034 Pine Ridge Road, Naples, FL 34108



OFFERING SUMMARY

Available SF:

Lease Rate: \$16.00 PSF NNN

CAM: \$6.36 PSF

Year Built: 1978

Building Size: 28,175 SF

Zoning: C-4

PROPERTY OVERVIEW

Pelican Place is a 28,175 SF retail/professional neighborhood strip center located at the major signalized intersection of Pine Ridge Road & US-41 in North Naples. Pelican Place sits adjacent to CVS on a lighted intersection shared with Waterside Shops at Pelican Bay.

PROPERTY HIGHLIGHTS

- Western end cap available!
- Multiple entry points into the plaza off Pine Ridge Road & Castello Drive
- Pine Ridge Road frontage
- Great signage available to tenants on building, pylon sign, and on storefront glass
- High traffic counts: 30,686 ADT
- Loading Dock in Back of Building
- Covered Parking on side

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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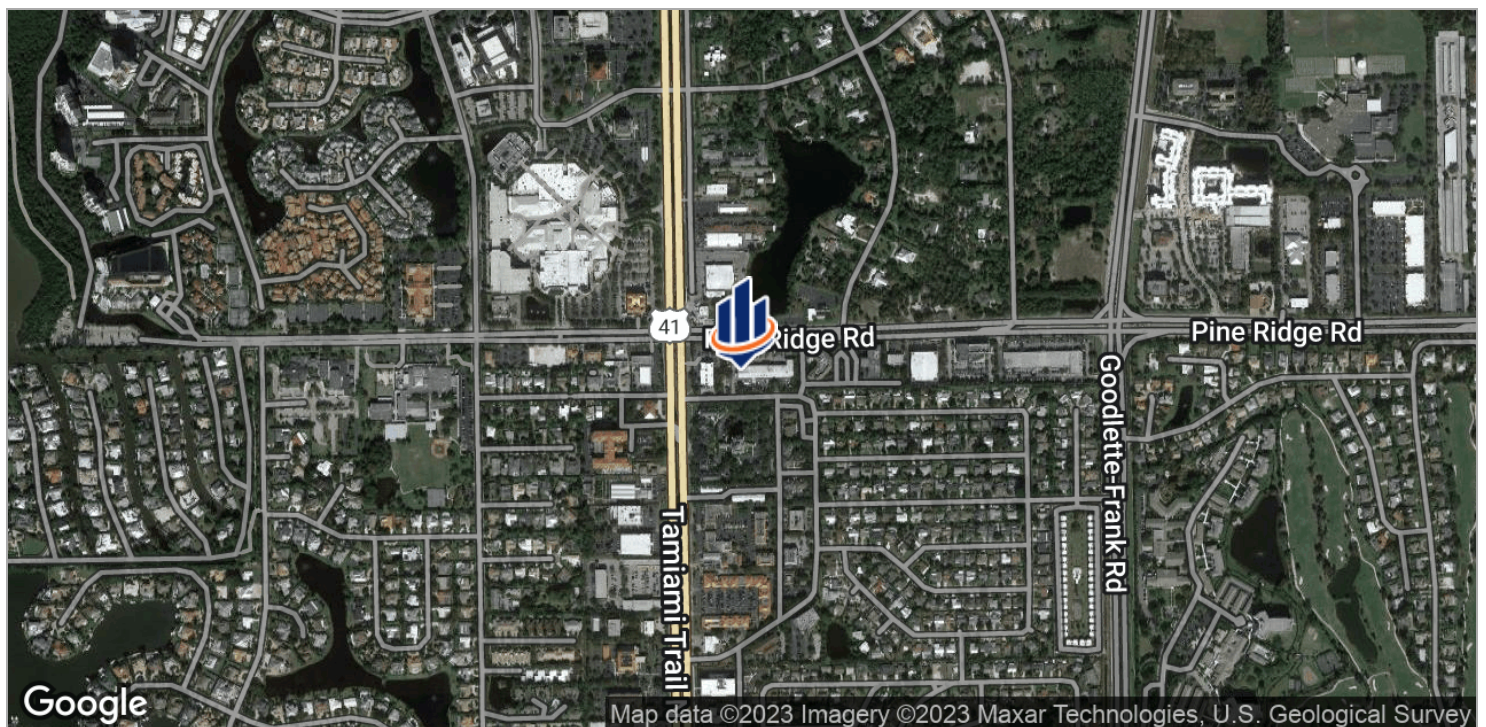
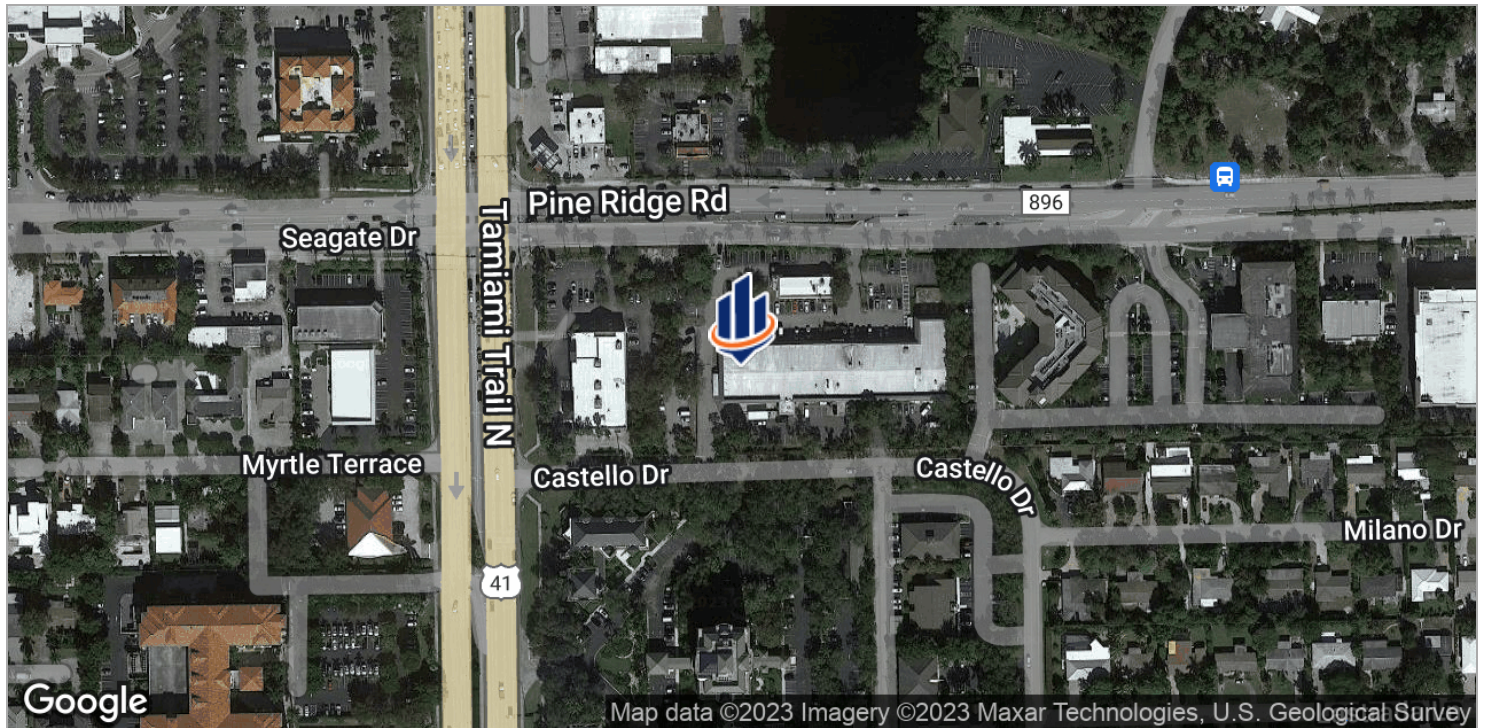


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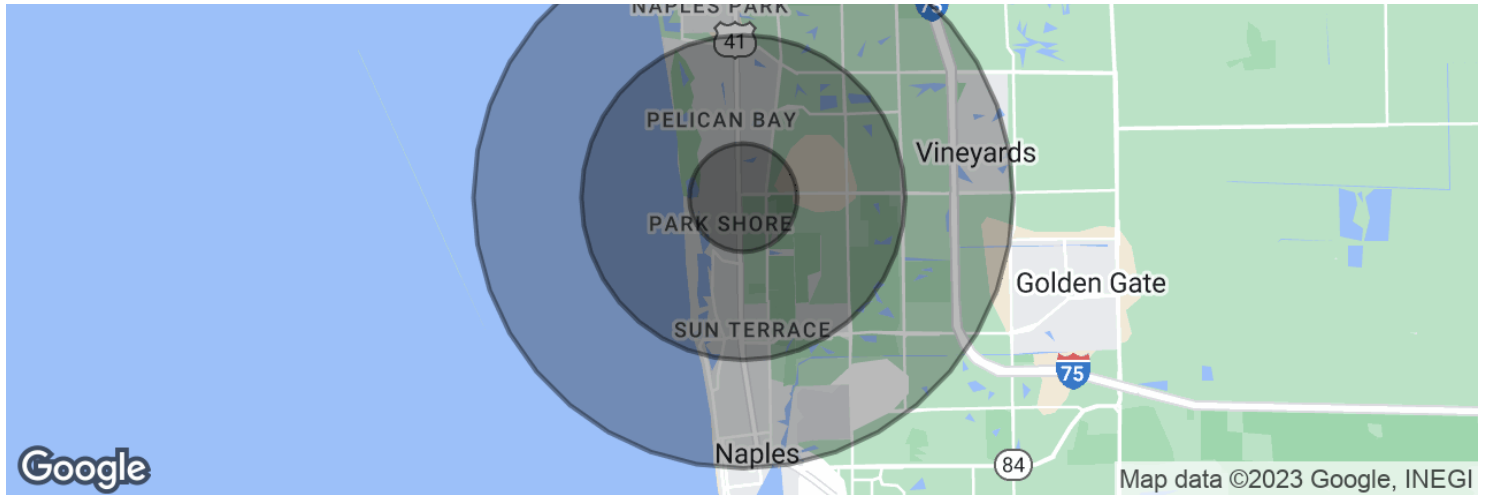


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 6,423 | 39,557 | 89,388 |
| Median age | 52.8 | 55.4 | 51.1 |
| Median age (Male) | 52.0 | 53.6 | 49.7 |
| Median age (Female) | 53.3 | 56.4 | 52.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,838 | 18,370 | 38,593 |
| # of persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH income | \$115,103 | \$121,124 | \$110,158 |
| Average house value | \$598,409 | \$616,397 | \$591,660 |

* Demographic data derived from 2020 ACS - US Census

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